

**EXHIBIT G**  
**FORM OF DEED**

After recordation, return to:

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**DEED WITHOUT WARRANTY**  
**OR ENGLISH COVENANTS**

**THIS DEED WITHOUT WARRANTY OR ENGLISH COVENANTS** (this %Deed+) is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by the BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, a political subdivision of the Commonwealth of Virginia, in its proprietary capacity and not in its governmental capacity (%Grantor+) to [LAUREL HILL INVESTMENTS, L.C. or other ELM STREET ENTITY] **[NOTE: FORM TO BE IDENTIFY CORRECT GRANTEE FOR EACH CONVEYANCE, AS APPROPRIATE]**, a \_\_\_\_\_ (%Grantee+).

**RECITALS**

R-1. Grantor owns that certain parcel of real property located in Fairfax County, Virginia (the %Parcel+) consisting of approximately \_\_\_\_\_ acres of land, as more fully described in **Exhibit A** attached hereto and incorporated herein by this reference, together with the improvements thereon.

R-2. Grantor desires to convey the Parcel to Grantee in fee simple together with all of Grantor's right, title and interests in and to all of the improvements, rights, privileges and easements (collectively, %Appurtenances+) benefiting, belonging or pertaining to the Parcel (the Parcel and Appurtenances collectively referred to hereafter as the %Property+).

**THEREFORE**, that for and in consideration of the sum of Ten Dollars (\$10.00) paid in hand by Grantee to Grantor, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain and sell, convey and deed unto Grantor in fee simple without warranty or English Covenants of Title, all of the Property, as such term is defined above. The Property being deeded and conveyed hereunder is subject to all easements, restrictions and covenants of record and all applicable proffers and development conditions, without limitation.

**PROVIDED, HOWEVER**; that Grantor is hereby entitled to a right of reversion of the Property in the event that Grantee: (i) fails to commence construction of certain infrastructure improvements on the Property within twenty-four (24) months after the date of this Deed; (ii) fails to achieve substantial completion of such infrastructure improvements on the Property within the later of: (a) the time period covenanted in the Development Agreement (hereafter defined); or (b) sixty (60) months after the date of this Deed; or (iii) termination of the

Development Agreement in accordance with certain of its terms. Grantor and Grantee entered into that certain unrecorded Master Development Agreement, by and among Grantor, [Grantee/Laurel Hill Investments, L.C. , a Virginia limited liability company, an affiliate of Grantee] and Laurel Hill Venture, LLC, a Virginia limited liability company, dated \_\_\_\_\_, 201\_\_ (the "Development Agreement"), where, as a material inducement to Grantor granting this Deed and conveying the Property to Grantee, Grantee agreed to construct and complete certain infrastructure improvements on the Property. The Development Agreement contains all of the covenants, terms and conditions between Grantor and Grantee with respect to the infrastructure improvements and this right of reversion. In the event that Grantor desires to exercise its rights of reversion in this Deed, the terms of the Development Agreement shall control. Upon satisfaction of Grantee's duties and obligations with respect to the infrastructure improvements on the Property in accordance with the terms of the Development Agreement, the right of reversion contained in this paragraph shall automatically terminate and shall cease to be of any further force or effect without further action or writing from Grantor or Grantee.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK . SIGNATURE PAGE FOLLOWS]



**EXHIBIT A**

Description of the Property

[Attached]